

Submitted April 9, 2014
Approved as of
Date April 9, 2014

**MINUTES OF THE ROCKVILLE PLANNING COMMISSION
MEETING NO. 02-2014
Wednesday, January 22, 2014**

The City of Rockville Planning Commission convened in regular session in the Mayor and Council Chambers at 7:00 p.m., Wednesday, January 22, 2014.

PRESENT

Don Hadley, Chair

Anne Goodman	Charles Littlefield
David Hill	John Tyner, II
Jack Leiderman	Dion Trahan

Present: Marcy Waxman, Assistant City Attorney
Andrew Gunning, Assistant Director, CPDS
David Levy, Chief of Long Range Planning
Bobby Ray, Principal Planner
Cindy Kebba, Planner III
Jeremy Hurlbutt, Planner III

I. REVIEW AND ACTION

Time Extension, CPD2007-004AC - for Detailed Application CPD2007-004AC, Fallsgrove North, J2 Holdings, LLC, for a second one-year time extension for approval of one 44,258 square foot, three-story office building, two 45,154 square foot, four-story medical office buildings, and surface and structured parking in the Fallsgrove Comprehensive Planned Development, at the northeast quadrant of the intersection of East Gude Drive and West Montgomery Avenue in the PD-FG Zone.

Jeremy Hurlbutt provided an overview of the time extension for the Commission.

Jody Kline, attorney for Miller Miller and Canby, spoke on behalf of the applicant, stating Good Cause has been shown because the economy has not settled and the market continues to be slow, plus due to changes within the new healthcare system, and lack of final commitments from outside interests.

Mr. Kline also answered questions from the Commission.

Commissioner Leiderman moved, seconded by Commissioner Goodman, to approve the Time Extension CPD2014-004AC, for the good cause shown. The Commission has suggested that the site

presents a unique opportunity as far as what is known, for a larger tenant medical office user in the I-270 Corridor, and have further suggested that the proximity to the Shady Grove Hospital and the nucleus community of medical practitioners and services is a desirable future in this part of the City, and is an enhancement to the City overall and to the services it can provide to the City and others.

The motion passed 4-3 (Commissioners Hill, Trahan and Tyner voted no.)

II. DISCUSSION / RECOMMENDATIONS

Rockville Pike Plan Draft Work Session - Continue development and review of the Commission's final draft by updating the current draft based on discussion of testimony. Provide direction to staff. Review and possible action on a resolution for transmittal of the final document to the Mayor and Council.

Cindy Kebba and David Levy continued their discussion on the Pike Plan on the following topics:

Item #1 Shared data on Mixed Uses/Horizontal Mixed Use and Item #7 – Code Exhibit #34, pg. 1 (Draft Code-Land Use Table) to allow motor vehicle sales and incidental services in the South Pike Core. These uses are allowed in that area under current MXTD zoning.

The meeting recessed at 9:42 and reconvened at 9:50.

The discussion continued with Item #7 – Incidental Services - Auto Uses Sales vs. Repair.

The Commission took a series of straw votes on this item.

1. To have as an allowed use in the core area retail auto showroom. The vote was 7-0.
2. For auto repair upon conditions not yet determined and without specification of any particular place of limitations within the Pike Plan area. The vote was 4-2-1 (Commissioners Hill and Littlefield voted no and Commissioner Leiderman abstained.)
3. For auto repair upon conditions not yet determined and without specification of any particular place of limitations within the North Pike Corridor and Center areas. The vote was 6-1 (Commissioner Tyner voted no.)
4. For auto repair upon conditions not yet determined and without specification of any particular place of limitations within the Mid-Pike area. The vote was 6-1 (Commissioner Goodman voted no.)
5. For auto repair upon conditions not yet determined and without specification of any particular place of limitations within the Center-Pike Corridor area. The vote was 4-3 (Commissioners Leiderman, Littlefield and Tyner voted no.)
6. For auto repair upon conditions not yet determined and without specification of any particular place of limitations within the South Pike and Core area. The vote was 3-4 (Commissioners Hadley, Leiderman, Trahan and Tyner voted no.)

III. COMMISSION ITEMS

- A. **Staff Liaison Report** – Andy Gunning briefed the Commission on the next meeting's agenda items one of which is the Children's Resource Center. He said the review process is different for mandatory referrals from a public agency and that an explanation will be provided. Mr.

Gunning reported that Chuck Latucca will make a presentation to Mayor and Council on the BRT System on January 27, and that the Engage Rockville platform was presented to Mayor and Council during their last meeting.

B. Old Business

C. New Business – Commissioner Hill acknowledged Public Works and that Transit Operations, in particular, for a job well done during the recent snow storm.

D. Minutes – None

E. FYI Correspondence

IV. ADJOURN

There being no further business to come before the Planning Commission, the Chair adjourned the meeting at 10:42 p.m.

Respectfully Submitted,

Sandra Y. Driver, Commission Secretary